

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas, met in Public Hearing on Wednesday, March 25, 2015 at 6:00 p.m. in the Grapevine Convention & Visitors Bureau, 2nd Floor Boardroom, 636 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice Chairman
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Alternate
C. Shane Wilbanks	City Council Liaison
Monica Nance	Planning & Zoning Liaison

The above Commissioners constituting a quorum with member(s) Sean Shope and Ted Ware absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER AND WELCOME

Chairman Burl Gilliam called the Public Hearing to order at 6:00 p.m.

CITIZEN COMMENTS

Bethany McReynolds, 1130 Pine Street, Bellaire Addition, Grapevine, Texas 76051
Subject: Requested some form of Preservation Guidelines for Bellaire area.

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

WORK SESSION

David Klempin passed around the most recent staff approved Certificates of Appropriateness for the Commission to review.

A. Approved Certificate of Appropriateness as follows:

#CA14-84 for property located at 403 East Worth Street;
 #CA15-15 for property located at 618 East Wall Street;
 #CA15-16 for property located at 413 West College Street;
 #CA15-17 for property located at 816 South Main Street;
 #CA15-18 for property located at 818 South Main Street;
 #CA15-19 for property located at 613 Ball Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL15-02** for the Commission to hold a public hearing relative to Historic Landmark Subdistrict Application #HL15-02 for property located at 412 East Franklin Street, legally described as Block 30, W75'E80'4, City of Grapevine and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances).

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

On March 11, 2015, Howard and Linda Gardner, owner/applicants, submitted #HL15-02 for the property located at 412 East Franklin Street. This house was built in 1946 in the minimal traditional style popular in Grapevine following World War II. This 832 square foot one story minimal traditional style house is 28 feet wide by 31 feet deep. It is situated to the left side of a lot, 75' wide by 115' deep. The house features a 5 to 12 roof pitch, with projecting double gable and porch roof. A decorative circular roof vent ornaments the larger gable. The porch is centered on the front elevation and flanked by pairs of matching double-hung windows. Simple wood posts support the porch roof. A detached two-car garage was added to the property in the early 1990s by James C. Powers, the father of current owner Linda Gardner.

Mr. John Joseph (J. J.) Dougherty purchased this property in 1928 to live near his daughter (Mary Ruth Dougherty Box), her husband (D. E. Box, Sr.) and their five children. The Box family lived at the northwest corner of Franklin and Dooley Streets, and the Dougherty family (J.J. and his wife, Minerva Jane) built their home at the southwest corner of Franklin and Dooley Streets. The Dougherty family owned what are now three contiguous lots on Franklin Street; this lot is the most western lot. J.J. Dougherty served as a director of the Tarrant County National Bank; his son-in-law (D.E. Box, Sr.) served as president. Mr. Dougherty was a highly skilled carpenter and builder and built many fine churches, schools and homes in the North Texas area. Mr. Dougherty died in 1935.

According to the historic tax card, this house was constructed in 1946 for the H. B. Childre family. Howard and Norma Holt purchased the house in 1978, followed by Geneva Holloway who purchased the house in 1986. Mr. James C. Powers purchased the house from Geneva Holloway in 1993 and resided there for many years. He improved this property by adding a garage and iron gates featuring a grape motif. He died in 2014. Mr. Powers' daughter, Linda, and her husband, Howard Garner, are the current owners.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL15-02 for the property 412 East Franklin Street, legally described as Block 30, W75'E80'4, City of Grapevine, to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the house and property in the College Heights Addition. A set of the proposed design guidelines for the property are attached.

Margaret Telford moved to close the public hearing; Chuck Voelker seconded the motion which prevailed in the following vote:

- Ayes: (Gilliam, Derr, Cox, Shope, Telford and Voelker)
- Nays: None
- Absent: (Anderson, Shope and Ware)

Margaret Telford made the motion to approve #HL15-02; Vick Cox seconded the motion which prevailed in the following vote:

- Ayes: (Gilliam, Derr, Cox, Telford and Voelker)
- Nays: (None)
- Absent: (Anderson, Shope and Ware)

.....

Chairman Gilliam opened the **Public Hearing for #CA15-20** for the Commission to hold a public hearing relative to Certificate of Appropriateness #CA15-20 for property located at 412 East Franklin Street, legally described as Block 30, W75'E80'4, City of Grapevine and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances).

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-20 was submitted by the owner/applicants Howard and Linda Gardner on March 11, 2015 for a new addition and the renovation of the existing house. Also submitted was an application for Historic Landmark overlay #HL15-02 for the property that is on the agenda for this meeting.

This house was constructed in 1946 for the H. B. Childre family. Howard and Norma Holt purchased the house in 1978, followed by Geneva Holloway who purchased the house in 1986. Mr. James C. Powers purchased the house from Geneva Holloway in 1993 and resided there for many years. He improved this property by adding a garage and iron gates featuring a grape motif. Mr. Powers died in 2014; his daughter, Linda, and her husband, Howard Garner, are the current owners.

The plans and elevations for the additions have been developed following the Design Guidelines established for the property. The new rear addition contains a new kitchen, master bedroom and bath; and the addition on the east side of the house contains a new bathroom to serve the two existing bedrooms.

A letter of support was received from Douglas and Lisa Nichols, 420 East Franklin.

RECOMMENDATION:

Staff recommends approval of #CA15-20 for the revised plans for renovation of the existing house, the new addition and garage with the conditions #HL15-02 is approved for the property and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

Margaret Telford moved to close the public hearing; Vick Cox seconded the motion which prevailed in the following vote:

- Ayes: (Gilliam, Derr, Cox, Telford and Voelker)
- Nays: (None)
- Absent: (Anderson, Shope and Ware)

Margaret Telford made the motion to approve #CA15-22 with the condition the property is landmarked; Chuck Voelker seconded the motion which prevailed in the following vote:

- Ayes: (Gilliam, Derr, Anderson, Telford and Voelker)
- Nays: (Anderson and Cox)
- Absent: (Shope and Ware)

.....

Chairman Gilliam opened the **Public Hearing for #CA15-22** for the Commission to hold a public hearing relative to Certificate of Appropriateness #CA15-22 for property 234 East Franklin Street, legally described as Block 31, Lot 2C &3A, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-22 for Demolition was submitted on March 12, 2015 by the owner/applicants Rick and Ginger Blazek for demolition of the existing one-car carport to make way for an addition to the existing house. The proposed plans for the renovation and new additions were developed by M. J. Wright architects following the updated June 2013 Preservation Ordinance.

This deluxe carport was built by Mr. Roy Chambers to showcase his special automobiles. Situated to the rear of the lot and substantial in appearance, the building features a shallow gable roof supported by six decorative scrolled iron columns on a base wall of deep red brick with contrasting white mortar. At the rear of the carport is a wood-sided, enclosed automotive storage unit with wood access door and three over three wood window unit. The front of the carport features decorative scalloped vertical boarding matching the house.

According to the Grapevine's Most Unforgettable Characters book, *Mr. Roy Chambers, original owner of the house, always tried to keep a new car. He once owned a sporty new car just like the one owned by D. E. Box, President of the First National Bank. The Chambers owned City Drug Store on Main Street which was open seven days a week. On Thursdays, Roy and Miss Idell drove their car to Fort Worth to pick up drugs and other items required for the store. That gave them a few hours a week away from everything in their good automobiles.*

Although this property is in the historic Township, it strongly represents Grapevine's agricultural heritage through the ownership of the Chambers and Bragg families. The original owners were Idell Ratliff Chambers and Roy Mark Chambers. Idell was the daughter of Walter Lee Ratliff, a Grapevine cotton buyer in the early 1900s and was the operator of the Sydney Webb cotton gin. Roy Chambers was a long time Main Street community leader and pharmacist. In November 1940, Roy Chambers and Erman Tate (brother of Gordon Tate) bought Austin Drug Store and established City Drug. When Erman joined the Navy in December 1943, he sold his portion to Roy. Roy Chambers then bought the Clifford Wall Drug Store. In February 1966, he sold City Drug and retired. Wade and Gertrude Bragg were farmers on the Grape Vine Prairie. In December 1949 the Bragg Family moved to the Zeb Jenkins Farm at 523 Wildwood where they lived and farmed for 35 years. In October 1984 they retired and moved to this house their daughter, Jodie, had purchased from the Chambers for them.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-22 for demolition of the existing carport at the property located at 234 East Franklin per the attached plans with the condition a Historic Landmark Overlay application be approved for the property.

Vice Chairman Lee Derr asked the need for demolition of the carport and noted all demolitions require a historic overlay. Commissioner Margaret Telford agreed the

property should be landmarked as it was the Chamber's home. Chairman Gilliam reinforced demolitions require a Historic Landmark overlay. David Klempin agreed as his recommendation had been to allow the demolition of the carport with the condition of the required historic Landmarking. He explained the significance of the carport was not only being over 50 years old, but the builders of the structures on this property were recorded in two Grapevine history reference books, the Grapevine Area History brown book and the green history book, Grapevine's Most Unforgettable Characters. He showed the proposed plans, the demolition of the carport would be to replace with a porch.

Vice Chairman Derr said this is a planning problem without an overlay. Commissioner Telford agreed saying she could not approve any demolition without a historic overlay recording the history of the property to keep the integrity and value of homes in the Township. The property owner's architect, Josh Archer, said a portion of the carport was on the neighbor's property therefore could the neighbor request the demolition. Vice Chairman Derr said the carport was grandfathered in, therefore a moot point. Commissioner Telford said when the property was built there was an original survey.

Property owners Rick and Ginger Blazek were present. Chairman Gilliam called on Mrs. Blazek to comment. Mrs. Blazek said they had worked well with David Klempin through the years as it had been the ugliest house and they were committed to keep it in the Arts & Crafts style. Council Liaison Shane Wilbanks explained this body (the Historic Preservation Commission) was charged by Council to keep the needed Landmarking to remain a historic neighborhood; the Landmarking is the catalyst to protect the home. The architect, Josh Archer, said all renovations were to be designed to comply. Planning & Zoning Liaison Monica Hotelling explained the purpose of Landmarking is to protect the whole house "forever". Vice Chairman Derr said the Commission's charge is to protect the true style of the original house without new ornamentation; he asked the owners and their architect to work on the proposed designs and come back. Commissioner Cox said when you take a contributing house and make all these changes-how can you come back and see the original home and period. Commissioner Telford asked to retain the home's original "Craftsman" style.

Chairman Gilliam asked the homeowners if their intention was to not Landmark. Mr. Blazek said they would consider.

Margaret Telford moved to close the public hearing; Chuck Voelker seconded the motion which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Cox, Telford and Voelker)

Nays: (None)

Absent: (Shope and Ware)

Margaret Telford made the motion to approve #CA15-22 with the condition the property is brought back before the HPC for a Landmark Overlay; Lee Derr seconded the motion which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Telford and Voelker)

Nays: (Anderson and Cox)

Absent: (Shope and Ware)

.....

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #CA15-23** for the property located at 234 East Franklin Street, legally described as Block 31, Lot 2C &3A, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items.

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-22 for Demolition was submitted on March 12, 2015 by the owner/applicants Rick and Ginger Blazek for demolition of the original one-car carport to make way for an addition to the existing house. **#CA15-23** was submitted for proposed plans for the house renovation and addition which include new additions on the first floor and the creation of a new second floor.

This property is in the historic Township and strongly represents Grapevine's agricultural heritage through ownership by the Chambers and Bragg families. Mr. Chambers owned City Drugstore on Main Street and was a long time Main Street community leader and pharmacist. The Bragg family farmed for over 35 years in Grapevine. The house features a double gable front with a recessed porch. Non-original decorative wrought-iron columns support the porch roof. The gable features decorative scalloped vertical boarding matching the original detached one-car carport.

Plans for the renovation and additions were developed by M. J. Wright Architects following the updated June 2013 Preservation Ordinance. The existing house contains 1610 square feet. The new additions would bring the total air-conditioned living area to 2744 square feet. As the proposed 551 square feet two-car garage is directly attached to the house it is considered living area for calculation purposes per the 2013 Preservation Ordinance, bringing the total living area to 3295 square feet. The existing and new porches and terraces do not count against the maximum square footage of 3400 square feet.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA15-23 for the property located at 234 East Franklin Street, legally described as Block 31, Lot 2C &3A, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Renovation of the existing one-story bungalow including new first and second floor additions as per the attached plans with conditions a Historic Landmark Overlay is approved for the property and a permit is obtained from the Building Department.

The Commissioners agreed to table #CA15-23 as they could not move on this case without the Historic Landmark overlay.

Vice Chair Lee Derr said the original house and the year built is the period of significance. He noted the neighboring house had the same simple design; to see the proposed design would look odd on this street. It would be the only house of the proposed design. Commissioner Cox also asked for the old, original look house. David Klempin said the goal of the Township homes was 1) to put the exterior back as its significant time period; or 2) to stay as it is grandfathered now.

Vick Cox made a motion to table the meeting to the April 22, 2015 meeting of the Historic Preservation Commission; Ashley Anderson seconded the motion which prevailed in the following vote:

- Ayes: (Gilliam, Derr, Anderson, Cox, Telford and Voelker)
- Nays: None
- Absent: (Shope andWare)

#CA15-23 tabled to the April 22, 2015 meeting of the Historic Preservation Commission.

.....

Chairman Gilliam opened the **Public Hearing for #CA15-24** for the property located at 513 Smith Street, legally described as Block 29, Lot1A City of Grapevine and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances).

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-24 was submitted on March 11, 2015 by the owner/applicant Joe Teakell for construction of a new 629 square feet addition to the existing house. The addition includes 541 square feet of living area and an 88 square feet covered porch. The house is located in the Historic Township and presently does not have a historic landmark overlay designation. The proposed addition would include a new master bedroom, closet and extension of the existing family room and bedroom.

Plans for the renovation and additions were developed by M. J. Wright Architects following the updated June 2013 Preservation Ordinance. The existing house contains 1,595 square feet. The new additions would bring the total air-conditioned living area to 2,136 square feet. The existing 435 square feet two-car garage is directly attached to the house and is considered living area for calculation purposes per the Ordinance, bringing the total living area to 2,571 square feet. Existing and new porches, and terraces do not count against the maximum square footage of 3400 square feet.

To construct the new addition, an existing owner built deck and a detached temporary trellis would be removed.

RECOMMENDATION:

Staff recommends approval of #CA15-24 for the new addition to the rear of the house with the condition a permit is obtained from the Building Department.

Vick Cox moved to close the public hearing; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Cox, Telford and Voelker)
Nays: None
Absent: (Shope and Ware)

Ashley Anderson made the motion to approve #CA15-24 as presented; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Cox, Telford and Voelker)
Nays: None
Absent: (Shope and Ware)

.....

MINUTES

Chuck Voelker made the motion to accept the minutes from the February 25, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Cox, Telford and Voelker)
Nays: None
Absent: (Shope and Ware)

.....

Commissioner Margaret Telford asked Historic Preservation staff to begin going through the District to find three to four significant properties at a time, to then approach the owners to do a Historic Overlay. If need be, for any not in agreement, to then take before Council to be landmarked.

Council Liaison Shane Wilbanks addressed the Commission saying tonight's meeting was what the Historic Preservation Commission is about. This meeting began with a property owner coming forth, during the Citizen's Comments on the agenda, to ask the commission to help preserve the Bellaire neighborhood; then working with a Historic District property owner's case to comply with the look and feel of the original district. He thanked the Commissioners for their service.

ADJOURNMENT

Vick Cox made the motion to adjourn the meeting. Ashley Anderson seconded the motion, which prevailed in the following vote:

Ayes: (Gilliam, Derr, Anderson, Cox, Shope, Telford and Voelker)
Nays: None
Absent: (Shope and Ware)

The meeting adjourned at 7:36 p.m.

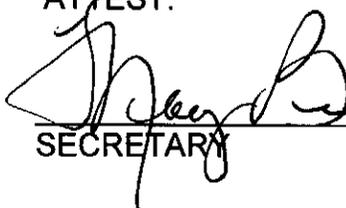
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 22ND DAY OF APRIL 2015.

APPROVED:



CHAIRMAN

ATTEST:



4/22/15

SECRETARY